Condominium Monitor '88

City of Toronto
Planning & Development Department
Robert E. Millward, Commissioner

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Market Square, 1984

Steve Evans
Photography Inc.

CONDOMINIUM MONITOR '88

A Detailed Survey of Condominiums in the City of Toronto
December 1988

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Introduction

This is the third issue of the Condominium Monitor Series started in 1984. The two previous issues were published in 1984 and 1985. The publication is aimed at answering many of the common questions received about condominiums by the Planning and Development Department's Research and Information Section. These questions relate to existing and proposed condominiums, average sale price, the frequency of sales, rental rates, location, unit sizes, occupancy characteristics and future trends in the growth of condominiums.

This report provides a detailed overview of condominiums in the City of Toronto. The inventories found in the previous report entitled Condo Monitor '85 have been updated to June 30, 1988 and are included in the appendices.

If you require further information on this Monitor or have any comments and/or suggestions contact the Research and Information Section at (416) 392-7185.

Highlights

- The City of Toronto has approximately 12% of the total stock of residential condominiums in the Toronto Census Metropolitan Area.
- There are 13,394 registered residential condominium units in the City of Toronto representing about 5% of Toronto's total housing stock.
- Between 1969 and 1980 the number of condominium units registered in the City averaged 418 units per year. Between 1981 and 1985 the average rose to over 1,100 units and the average for 1986 - 1987 was about 1,380 units per year.
- More than two thirds of the City's condominium units are located within the Central Area.
- Most of the City's condominium units (about 88%) are occupied by one- or two-person households.
- Approximately 80% of the City's condominium units are apartments.
- More than half of the City's condominium units have two-bedrooms with an average floor area of 125 square metres or 1,349 square feet.
- Of the City's condominiums, owner occupied units represent a little over 54% and tenant occupied units 32% (the remaining 13% were vacant).
- Average sale prices (new and resale) of condominium units reached an all time high in 1987 of just over $186,000 ($1,817 per square metre or $168.8 per square foot).
- Average monthly maintenance fees for typical centrally-located units currently range from $144 for a bachelor unit to $756 for a four-bedroom unit.
- Average monthly rents for condominiums range from $506 for a bachelor unit to $2,000.00 for a four-bedroom unit.
- Commercial units represent a small portion of the City's condominium units. Commercial units are used primarily for medical/dental offices and are found mainly in the Central Area.

What Is a Condominium?

Condominium ownership is a legal mechanism to permit the marketing of individual units in multiple unit buildings. In Ontario condominium was first recognized as a form of home ownership with the passing of the Ontario Condominium Act on June 15, 1967. With condominium ownership, the owners hold title to their own individual units while sharing title to the land and other common areas of the project. Maintenance and operating costs are shared with other owners through a condominium corporation.

Condominium ownership is becoming increasingly popular in the City of Toronto where there are now over 13,000 registered condominium units ranging in size from small 45 square metre or 484 square feet bachelors to large 178 square metre or 1,916 square feet luxury units.

Condominium Policy

Condominium plan approval involving **new** buildings or conversion of existing accommodation to condominium is subject to the policies and procedures laid down by the Provincial Government, Metropolitan Toronto and City of Toronto. Under the Condominium Act and Regulations, the power for approving all condominium plans for new or existing buildings was originally vested in the Minister of Municipal Affairs or his delegated authority. In the case of City of Toronto, this authority, delegated under Section 50 of the Condominium Act and Section 4(1) of the Provincial Planning Act, is exercised by the Metropolitan Commissioner of Planning.

In response to serious concerns raised over the loss of affordable rental housing, the Province enacted the Rental Housing Protection Act, 1986. The act was initially promulgated for a period of two years expiring on June 30, 1988. It was then extended for one more year[1]. The provisions of the Act and the Regulations framed under it, which restrict condominium conversion, renovation or demolition of rental housing, apply to:

- conversion to condominium of existing rental units including boarding or lodging rooms, regardless of the number of units in a building;
- conversion to any use other than rental residential;
- building permits in respect of buildings in the aforementioned category which are proposed to be renovated or converted;
- demolition permits involving any existing building containing five or more rental units; and
- severance of rental residential property under Section 52 of the Planning Act, 1983

The Rental Housing Protection Act, 1986 transferred authority for approving plans involving **conversion to condominiums of rental housing** from the Minister of Municipal Affairs to the Minister of Housing. The Act also transferred the delegated authority of the Minister from the Metropolitan Commissioner of Planning to City Council. The authority for approval of condominium plans for **new** buildings continues to be vested in the Minister of Municipal Affairs and exercised in Toronto by the Metropolitan Commissioner of Planning.

With a view to preserving rental housing, the City of Toronto had already adopted a policy as early as 1974 and reaffirmed in 1981 and 1983 in regard to condominium conversions. The policy restricts conversions until the Metropolitan vacancy rate, as determined by the Canada Mortgage and Housing Corporation (CMHC) returns to at least 2.5%.

[1] *As of January 31, 1989, the Rental Housing Protection Act, 1989 had first reading in the Provincial Legislature. Restrictions with respect to condominium conversions appear to remain the same.*

Condominium Approval Process

Steps generally followed in obtaining approval for condominium plans for new buildings are:

1. **Pre-application**: The applicant reviews any factors which may affect development. This often involves discussions with local and provincial authorities.
2. **Submission of formal application**: Applications and draft plans are submitted to the Metropolitan Toronto Department of Planning.
3. **Initial review**: Metro Planning reviews the submitted plans to determine whether they conform with the **Metro Official Plan**.
4. **Circulation of plans**: Metro Planning sends the plans to the City of Toronto Planning and Development Department. The latter Department circulates the plans to relevant civic departments for comment, and thoroughly reviews the plans. At this point in the process, revisions to the plans may be required.
5. **City Council Decision**: The City of Toronto Planning and Development Department reports its comments on the submitted plans to the City's Land Use Committee which forwards the report with its decision to City Council for consideration.
6. **Draft approval**: Metro receives the Planning report and City Council's decision, with comments on conditions which should be met before final approval is given. These conditions are drawn up and the plans are stamped with the seal of the authority (Metro).
7. **Final approval**: Once the City has indicated that the conditions for approval have been met, it sends a release letter to the Metropolitan Department of Planning. Metro then forwards the final plans to the Property Rights Division, Legal Survey and Standards Branch of the Ontario Ministry of Consumer and Commercial Relations.
8. **Registration**: Plans can now be registered by the applicant's solicitor at the Land Registry Office.

Metro may decide to reject an application as early as the third stage of the process. If this happens, applicants may exercise their rights under the Planning Act and appeal Metro's decision to the Ontario Municipal Board.

The time necessary to complete this process differs from one application to the next and depends on the nature of problems that may be unique to each application.

Plans for conversion of existing rental units to condominium status go through more or less the same procedure as described above with the exception that:

1. an application is required to be submitted to the City under the **provisions of the Ontario Rental Housing Protection Act**;
2. the application is **processed not through the City's Land Use Committee alone but also through the Neighbourhoods Committee** and;
3. the application is **approved or rejected by City Council** (and not by the Metropolitan Commissioner of Planning) in exercise of the (delegated) powers conferred upon the Minister of Housing under Section 50 of the Condominium Act.

Stock of Residential Condominiums

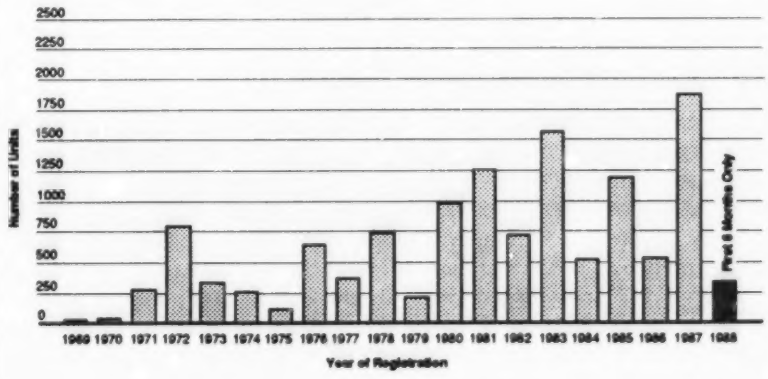
Number of Units

Since the registration of Toronto's first condominium in December, 1969, there has been considerable fluctuation in the number of condominium units coming on the market (both new and converted.) Converted units accounted for 13% of total units. In the past eight years the number of condominiums coming on-stream has increased considerably. From 1969 to the end of 1975, an average of 272 units were registered each year. From 1976 to the end of 1980 the annual average increased to 615 units per year and from 1980 to 1985, to 1,102 units per year. In 1986 and 1987, 554 and 1,965 condominium units respectively were registered across the City of Toronto.

Figure 1 shows the number of residential units registered every year in the City between 1969 and June 30, 1988. Figure 2 shows the cumulative number of units registered up to June 30, 1988.

Figure 1

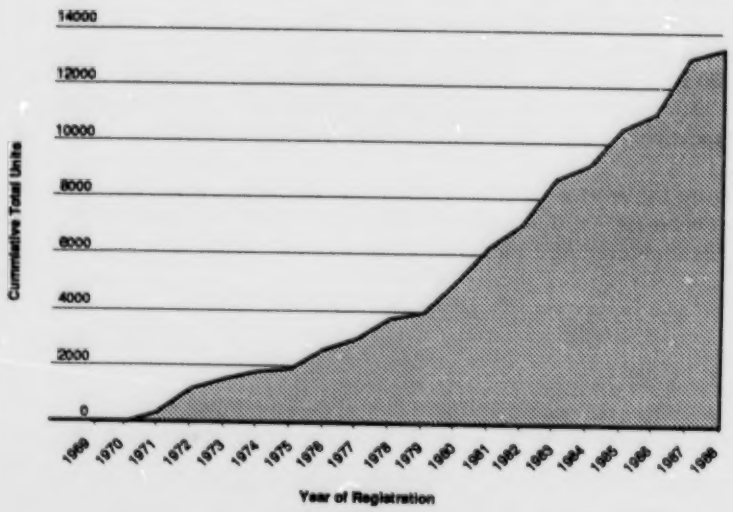
CONDOMINIUM UNITS BY YEAR OF REGISTRATION
City of Toronto



Source: City of Toronto Planning and Development Department

Figure 2

GROWTH OF REGISTERED CONDOMINIUMS
City of Toronto



Source: City of Toronto Planning and Development Department

Significant Contribution to New Housing

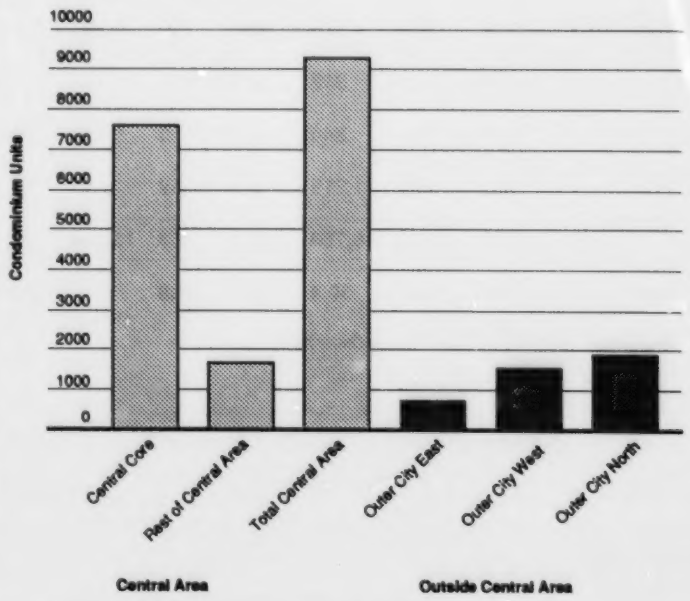
Under Section 2A.2(a) of the 1976 **Official Plan**, City Council had set a ten year target of 40,000 new housing units, 20,000 private and 20,000 assisted, to be met by the end of 1985. The Central Area (under Section 1A.19(a)) was targeted to receive 30,000 of the total units, of which 15,000 units were to be built by private sector. The private sector exceeded the City-wide target of 20,000 units by 14,843 units and exceeded the Central Area target of 15,000 units by 8,532 units respectively. By the end of 1987, the private sector accounted for 34,843 new units of which 23,532 were built in the Central Area. Condominium units have been a significant factor in meeting the private sector portion of the housing target, accounting for 9,920 or 28.5% of all the privately built units in the City between 1976 and 1987.

Unit Distribution

About 70% of all residential condominiums are located in the City's Central Area (Figure 3 and Table 1, and Map 1). This is concurrent with the **Official Plan** policy of encouraging residential development in the Central Area.

Figure 3

DISTRIBUTION BY GEOGRAPHIC AREA
Residential Condominium Units



Source: City of Toronto Planning and Development Department

Table 1 shows the distribution of residential condominium units by geographic areas within the City.

Table 1
Distribution of Residential Condominium Units
By Geographic Area, City of Toronto
June 30, 1988

Area	Bach Units	1 Bed Units	2 Bed Units	3 Bed Units	4+ Bed Units	Total Units	% Share of Total
Central Core	780	2,761	3,659	331	40	7,571	56.5
Rest of Central Area	125	658	716	159	16	1,674	12.5
Total Central Area	**905**	**3,419**	**4,375**	**490**	**56**	**9,245**	**69.0**
East	84	20	312	308	0	724	5.4
West	2	45	844	639	0	1,530	11.4
North	23	222	1,219	379	52	1,895	14.1
Total:	**1,014**	**3,706**	**6,750**	**1,816**	**108**	**13,394**	
Percentage	**7.6**	**27.7**	**50.4**	**13.6**	**0.8**		**100.0**

Source: City of Toronto Planning and Development Department

Structure Type

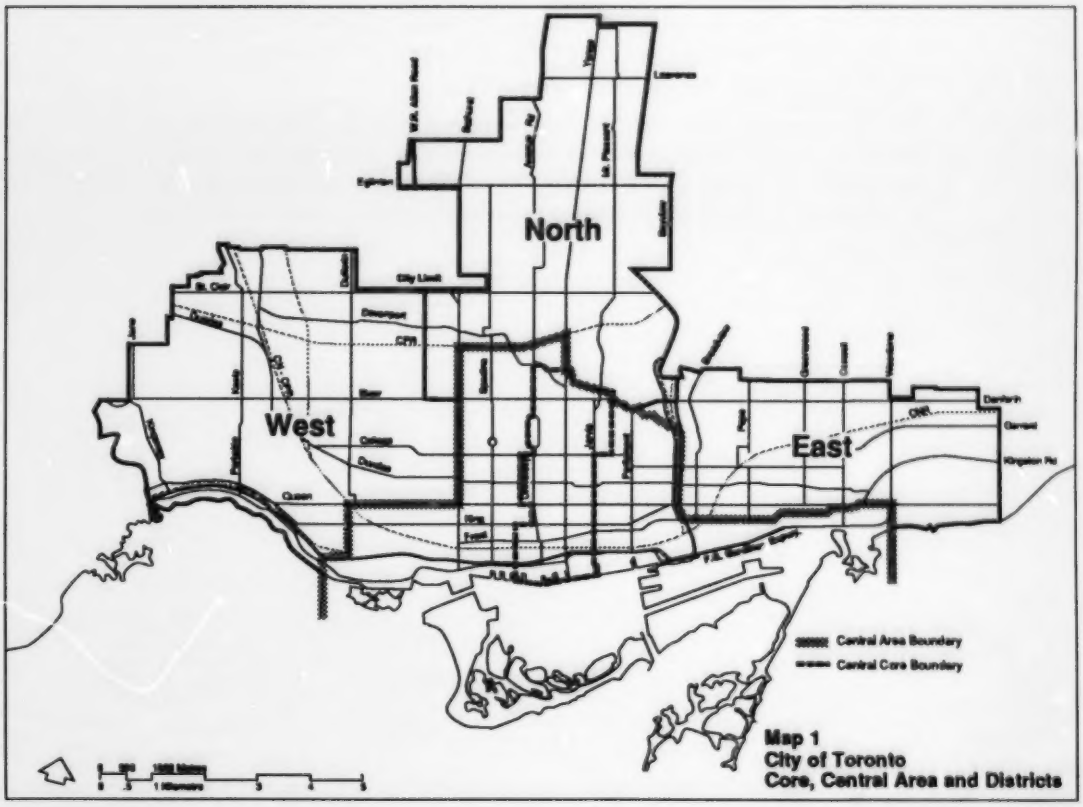
Registered condominiums represented 4.8% of the 277,047 housing units in the City of Toronto. Most condominium units (80%) are apartments. The balance of the stock of residential condominiums is split between row/townhouses, semi-detached houses, mixed use buildings, detached houses, and multiplex dwellings as detailed in Table 2.

Table 2
Total Dwelling Units and Condominiums Units
Percent of all Dwellings
June 30, 1988

	Housing Stock*		Condo Stock	
Unit Type	No. of Units	%	No. of Units	%
Apartment	108,367	39.1	10,663	79.6
Detached House	59,190	21.4	51	0.4
Semi-Detached House	57,120	20.6	576	4.3
Row/Townhouse	24,887	8.9	1,893	14.2
Mixed-Use Building	14,226	5.1	152	1.1
Multiplex Dwelling	13,257	4.9	59	0.4
TOTAL	**277,047**	**100.0**	**13,394**	**100.0**

Source: Current Land Use File, City of Toronto Planning Department

* Including owner occupied, tenant occupied and vacant units.
Excludes: dormitories, hostels, nursing homes, and prisons.



Map 1
City of Toronto
Core, Central Area and Districts

Potential Supply

Appendices 1, 2 and 3 provide separate inventories of all condominium units that are registered, proposed or intended.

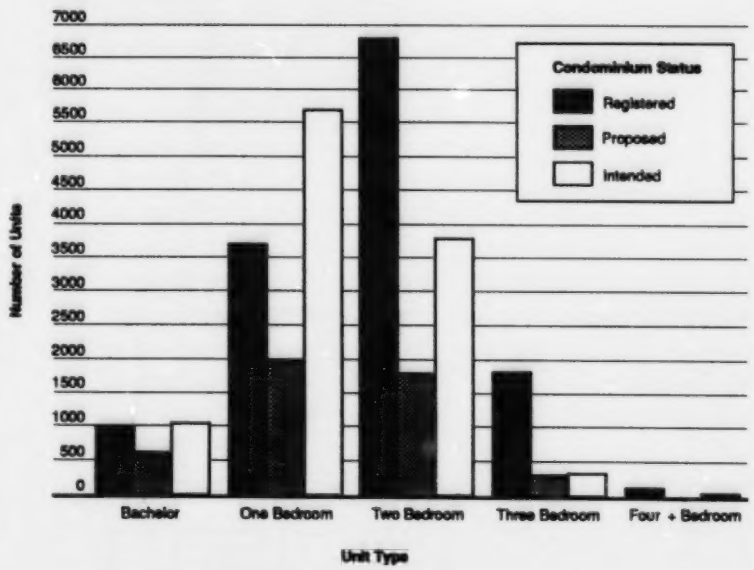
- **Registered** units are in projects which have received approval and have subsequently been registered in the Land Registry Office by June 30, 1988.
- **Proposed** units are, on the other hand, in projects which have been formally applied for but have not received "final" approval, although they may have "draft" approval.
- **Intended** units are in projects for which Development Review or Rezoning applications have been received and the applicant has indicated their intention to build condominium units, i.e., at the pre-application stage of the process.

On June 30, 1988, **13,394 registered** residential condominium units were located in the City of Toronto. If final approval were given to the **4,711 units currently proposed**, and if all of the applicants decided to proceed, this would increase the total to 18,105 units, of which nearly one-half (47%) would be two-bedroom units, and another third (31%) would be one bedroom units. Another **10,895 units are intended** to be built. Most of this potential increase consists of one and two bedroom units.

If all the proposed and intended units were registered at some time in the future, the number of condominium units in the City of Toronto would more than double to a total of 29,000 units. As in the case of registered projects, the proposed and intended projects are also located mainly in the Central Area (see Map 1).

Figure 4

RESIDENTIAL CONDOMINIUM UNITS
Registered, Proposed and Intended

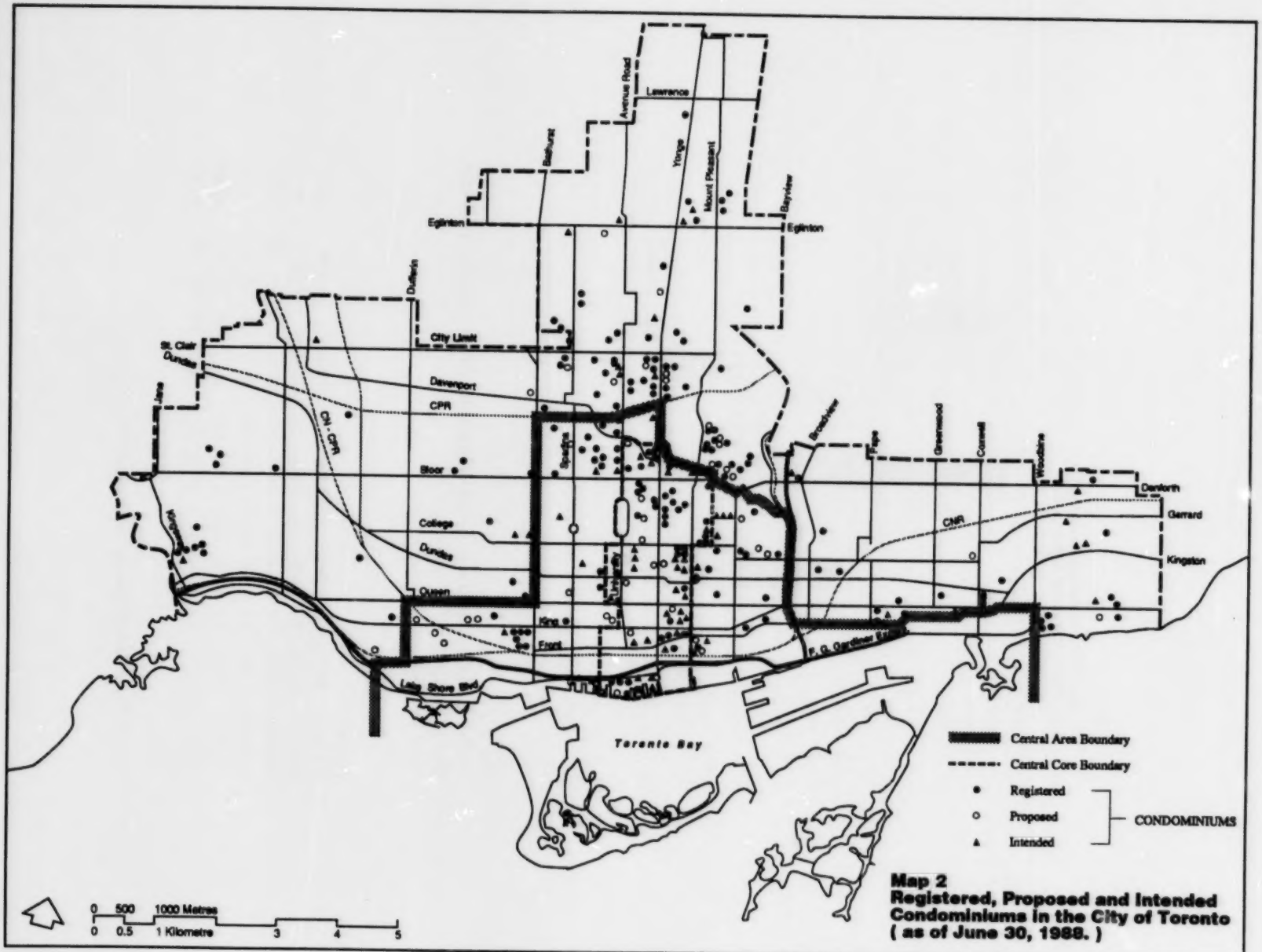


Source: City of Toronto Planning and Development

Table 3
Residential Condominium Units Registered, Proposed and Intended
City of Toronto
June 30, 1988

Condo-minium Status	Bach. Units	%	1 Bed Units	%	2 Bed Units	%	3 Bed Units	%	4+ Bed Units	%	Total Units
Registered	1,014	7.6	3,706	27.7	6,750	50.4	1,816	13.6	108	0.8	13,394
Proposed	621	13.2	1,994	42.3	1,709	38.0	301	6.4	5	0.1	4,711
Intended	1,056	9.7	5,688	52.2	3,783	34.8	326	3.0	32	0.3	10,895
Total	2,691	9.3	11,388	39.3	12,333	42.5	2,443	8.4	145	0.5	29,000

Source: City of Toronto Planning and Development Department



Map 2
Registered, Proposed and Intended Condominiums in the City of Toronto (as of June 30, 1988.)

Size and Bedroom Characteristics

Of the total stock of registered condominiums in the City, two bedroom units predominate, accounting for 50.4% of all units, followed by one bedroom (27.7%), three bedroom (13.6%) and bachelor (7.6%).

Over time, the mix of unit sizes has changed substantially. Table 4 compares the mix of units in four distinct time periods between 1969 and 1988. Prior to 1985, large units containing two or more bedrooms were far more prevalent, accounting for roughly 70% of all units registered. Since 1985, the share of larger units has fallen sharply (down to 56%) and the proportion of smaller units (bachelor and one bedroom) has grown. Between 1986 and 1988 over half (56%) of all units registered in the City of Toronto contained fewer than 2 bedrooms.

Downsizing is also reflected when the size of registered units is compared to proposed or intended units (Table 3). Small units (fewer than two bedrooms) account for 55.5% of all proposed condominiums and 61.9% of all intended condominiums. One bedroom units are the most common unit size of proposed and intended projects.

Table 4
Condominium Units by
Bedroom Type and Period of Registration,
City of Toronto

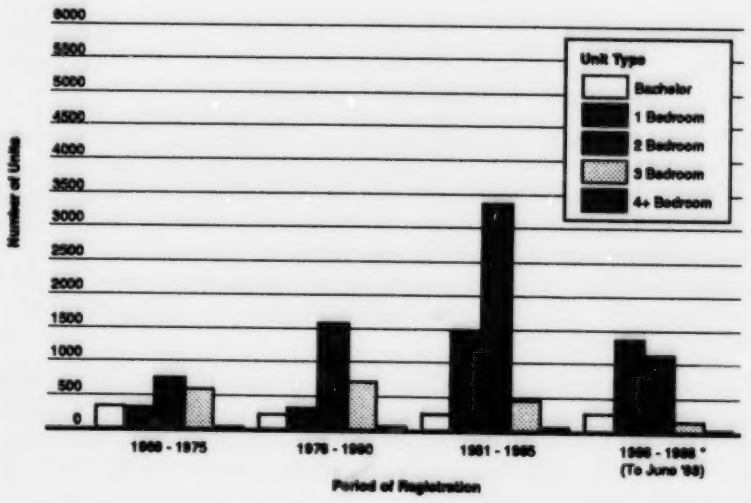
	1969-1975		1976-1980		1981-1985		1986-1988*		Totals	
	No.	%	No.	%	No.	%	No.	%	No.	%
Bachelor	331	17.0	201	6.5	222	4.0	260	9.1	1,014	7.6
1 Bedroom	294	15.1	596	19.4	1,470	26.7	1,346	46.9	3,706	27.7
2 Bedroom	728	37.5	1,557	50.6	3,351	60.8	1,114	38.8	6,750	50.4
3 Bedroom	568	29.2	692	22.5	425	7.7	131	4.6	1,816	13.6
4+ Bedroom	21	1.1	30	1.0	40	0.7	17	0.6	108	0.8
Total	**1,942**	**100**	**3,076**	**100**	**5,508**	**100**	**2,868**	**100**	**13,394**	**100**

* To June '88

Source: City of Toronto Planning and Development Department

Figure 5

UNITS BY SIZE AND PERIOD OF REGISTRATION

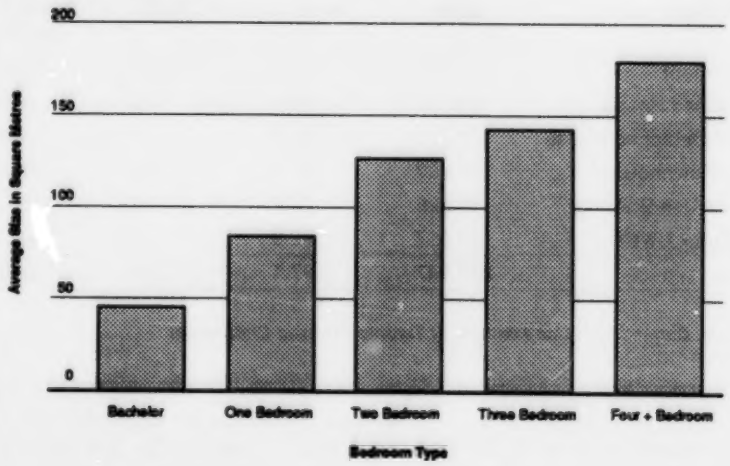


Source: City of Toronto Planning and Development

The average floor area of condominium units was determined by extracting data from the 1987 assessment file. Figure 6 and Table 5 are based on a sample of 10,180 units enumerated in the file. The data show that in general, condominium units of all types tend to be considerably larger, in terms of floor space (i.e. over 100 square metres or 1,076 square feet) than units in similar structure type found in the rest of the total housing stock (Table 6).

Figure 6

AVERAGE SIZE OF UNIT
By Bedroom Type



Source: 1987 Assessment File

Table 5
Average Unit Size by Bedroom Type, City of Toronto

Type of Unit	Units Sampled	Minimum Area (sq.m.)	(sq.ft.)	Maximum Area (sq.m.)	(sq.ft.)	Average Size (sq.m.)	(sq.ft.)
Bachelor	711	18.2	196.0	149.7	1,611.0	44.7	481.5
1 Bedroom	2,490	37.2	400.0	188.9	2,033.0	83.0	893.4
2 Bedroom	5,115	46.3	498.0	269.1	2,897.0	125.3	1,349.2
3 Bedroom	1,802	78.6	846.0	416.0	4,478.0	141.0	1,517.7
4+ Bedroom	62	109.7	1,181.0	320.0	3,444.0	178.4	1,920.3

Source: 1987 Assessment File for 1988 Taxation Year.
Data based on 10,180 observations.

Table 6
Total Dwelling Units and Condominium Units, Average Size by Unit Type
City of Toronto, June 30, 1988

Unit Type	Housing Stock No. of Units	Housing Stock Average Area/Unit (sq m)	Condo Stock No. of Units	Condo Stock Average Area/Unit (sq m)
Apartment	108,367	79.0	10,663	123.0
Detached House	59,190	129.9	51	166.5
Semi-Detached House	57,120	103.2	576	117.0
Row/Townhouse	24,887	97.2	1,893	124.3
Mixed-Use Building	14,226	77.2	152	135.5
Multiplex Dwelling	13,257	92.9	59	140.7
Total	**277,047**	**97.1**	**13,394**	**123.3**

Source: Current Land Use File, City of Toronto Planning Department

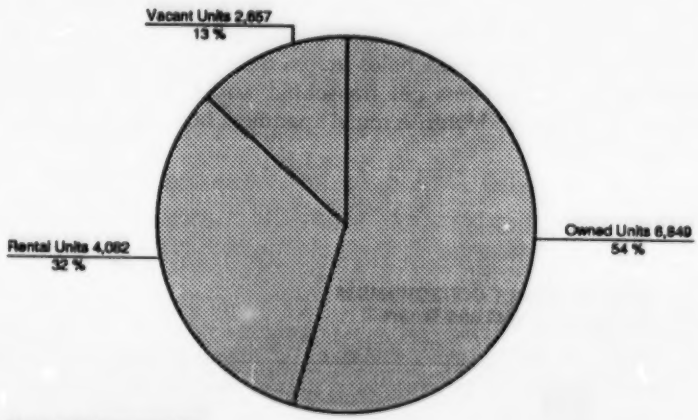
Most of the City's condominium apartments have been built in the Central Area where the units per hectare (UPH) method of specifying residential densities encouraged construction of large sized units. The City Council however, decided subsequently to give developers the option of building under either the UPH or FSI (ratio of floor area to lot area) method of measuring residential densities. Use of the FSI option seems to have encouraged construction of small sized units since the measure sets no limit on the specific number of units which can be built on a specific site. The changing trend since 1985 is reflected in the declining average unit size (Table 8, Figure 10) as well as the higher ratios of bachelor and one bedroom units for the proposed and intended condominium projects.

Occupancy Characteristics

Of the total stock of registered units on June 30, 1988, 12,588 units were enumerated in the 1987 Assessment File. Of these units 54.5% were owner-occupied, 32.4% were tenant-occupied and 13.2% were vacant (Figure 7). The large number of vacant units can be attributed to the large number of new buildings nearing completion or just recently completed.

Figure 7

UNITS BY TENURE TYPE



Source: 1987 Assessment File

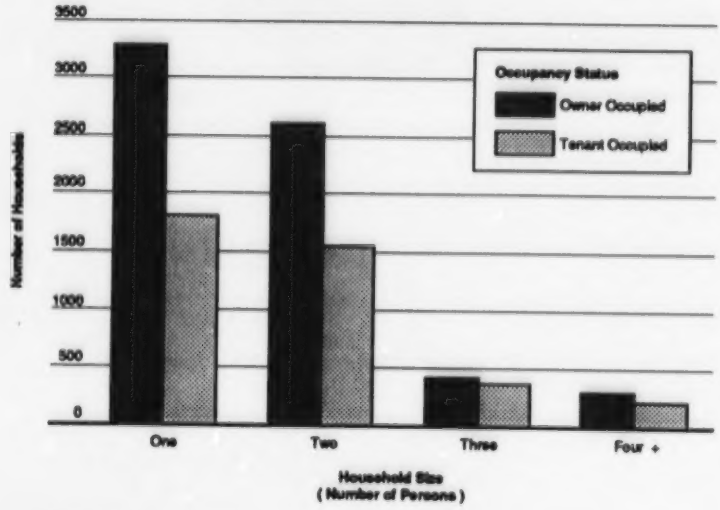
Household Characteristics

In 1987 condominiums were home to about 19,000 persons in about 11,000 households. Compared with the City as a whole, the condominium occupants had significantly lower ratios of persons under 25 years of age and higher ratios of persons over 25 years of age, particularly of those between the ages of 35 and 44 and 45 and 64 years. The ratio of senior citizen residents (aged 65 years or over) was only slightly higher in condominiums.

Condominiums seem to primarily attract working age singles or couples as opposed to families with children. This reflects the preference of condominium residents to live in close proximity to their place of work and to many services and cultural amenities found in the Central Area of Toronto where most of the condominiums are located. The finding that condominiums appeal mainly to single persons or couples without children is supported by a very high ratio of one and two person households which accounted for just under 88% of all condominium households in Toronto. The benchmark ratio of one and two person households across the City was about 70%. The average number of persons per household was 1.71 for condominiums compared with 1.57 for high-rise rental apartment buildings and 2.32 across the City.

Figure 8

DISTRIBUTION OF CONDOMINIUMS
By Household Size and Tenure



Source: 1987 Assessment File

Residential Condominium Sales and Rents

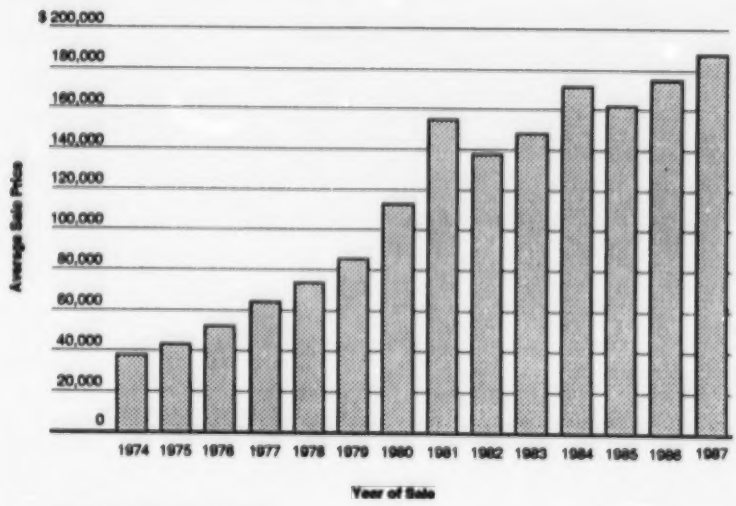
Average Sales Price

The average sale price of condominiums in the City has risen steadily since 1974 with the exception of price drops in 1982 and 1985. In 1987, the average price of a condominium unit stood at $187,597. The median sale price in 1987 was $162,500. The overall price ranges are reflected in Table 7.

Condominium sale price trends between 1973 and the end of 1987 are illustrated by Figure 9. The average sale prices represent both new and resale transactions. Figure 11 reveals trends in the average price per square metre since 1974. In 1987, Toronto condominiums sold at an average of $1817 per square metre - up $325 or 22% from 1986 (Table 8).

Figure 9

AVERAGE SALE PRICES
Residential Condominium Sales



Source: Teela Property Sales File

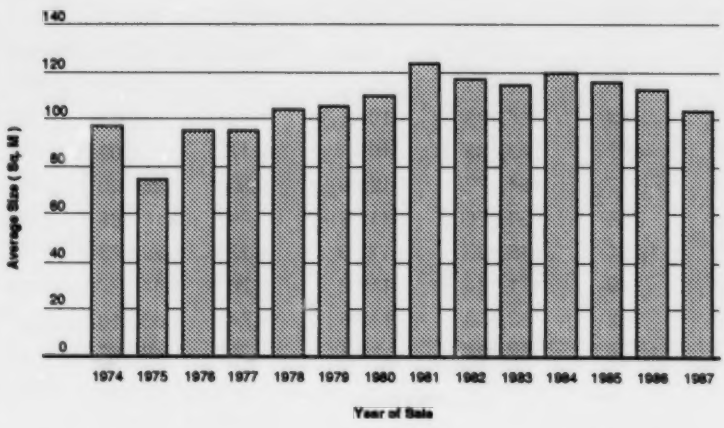
Table 7
Residential Condominium Sales,
City of Toronto

Year of Sale	No. of Sales	Min Sale Price ($)	Max Sale Price ($)	Average Sale Price ($)	Median Sale Price ($)
1974	555	15,000	164,750	37,632	32,300
1975	341	15,000	146,775	43,172	39,500
1976	180	19,495	177,000	52,233	43,100
1977	877	17,500	275,000	63,770	64,800
1978	552	20,000	353,000	73,460	68,200
1979	846	17,000	425,000	85,544	78,400
1980	1,249	17,575	390,000	113,217	107,700
1981	1,189	17,098	732,516	154,246	136,500
1982	900	21,000	590,000	138,062	125,463
1983	1,285	22,000	1,399,200	148,295	135,000
1984	904	23,850	975,000	171,754	147,200
1985	1,123	26,000	1,080,000	161,442	137,500
1986	1,819	24,500	1,400,000	175,069	145,500
1987	1,959	26,000	1,400,000	187,597	162,500

Source: TEELA Property Sales File.
Data based on 13,758 Condominium Sales.

Figure 10

AVERAGE UNIT SIZE
By Year of Sale



Source: 1987 Assessment File and Toela Property Sales File

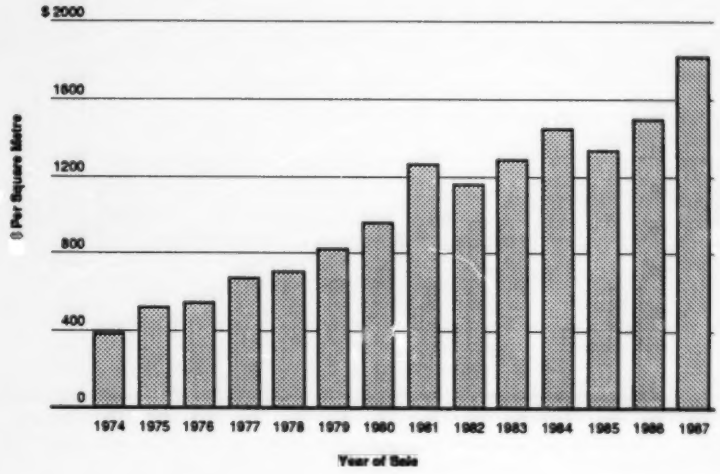
Table 8
Average Price By Year of Sale
City of Toronto

Year of Sale	Sales Sampled	Average Sale Price ($)	Size Average Unit (sq.m.)	(sq.ft.)	Price Per Sq.M. ($)	Price Per Sq.Ft. ($)
1974	496	35,625	96.9	1,043	377.97	34.16
1975	274	38,028	74.2	799	512.47	47.60
1976	152	50,754	94.8	1,020	535.38	49.78
1977	773	62,560	94.8	1,020	659.92	61.33
1978	456	72,581	104.0	1,120	697.89	64.80
1979	744	86,183	105.1	1,131	820.01	76.20
1980	832	103,838	109.3	1,176	950.03	88.30
1981	977	154,473	122.9	1,323	1,256.90	116.76
1982	758	134,420	116.8	1,257	1,150.86	106.94
1983	1,071	145,989	113.9	1,226	1,281.73	119.08
1984	819	171,930	119.2	1,283	1,442.37	134.01
1985	962	153,858	115.5	1,243	1,332.10	123.80
1986	1,546	167,284	112.1	1,207	1,492.27	138.59
1987	1,565	186,938	102.9	1,108	1,816.70	168.72

Source: TEELA Sales File and 1987 Assessment File for 1988 Taxation Year.
Data based on 11,425 observations.

Figure 11

AVERAGE PRICE PER SQUARE METRE
By Year of Sale



Source: 1987 Assessment File and Toeis Property Sales File

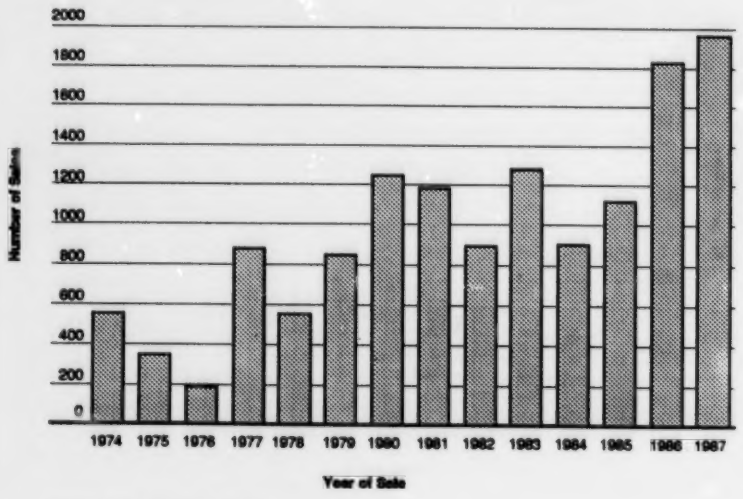
Frequency of Sales

The number of units sold between the years 1973 and 1987 has fluctuated from a low of 180 sales in 1976 to a high of 1,959 sales in 1987. The fluctuation in sales reflects not only the number of units coming on the market but several other factors. For example, the drop in the volume of sales in the 1981-82 period reflected an oversupply of relatively large sized and more expensive units on the market and higher mortgage interest rates (Figure 12). On the other hand, the increased sales in 1986 and 1987 reflect:

- the pent up demand for home ownership, improved economy and lower interest rates following the recession of early 1980s;
- the growing popularity of the concept of condominium ownership and of condominiums as an attractive means of home ownership (particularly for young first time buyers) as well as investment;
- increased supply of relatively less expensive, more affordable and small sized new units;
- the availability of condominiums in more attractive, desirable locations (e.g. Lakefront and Central Area.)

Figure 12

FREQUENCY OF SALES PER YEAR
Residential Condominium Sales



Source: Teela Property Sales File

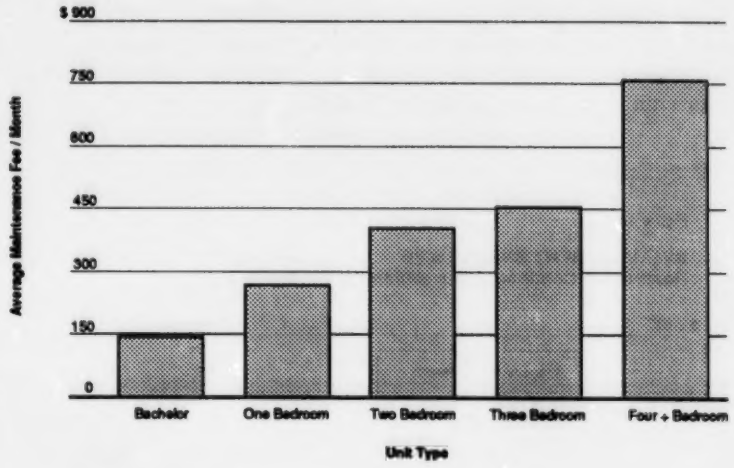
Maintenance Fees

A condominium unit owner pays a monthly maintenance fee towards upkeep and operation of the common areas of the building. The amount of this fee varies considerably from building to building. Maintenance fees are based on the extent of upkeep peculiar to each building and its facilities and services. For example, fitness facilities and security services would increase the amount of monthly fees.

Market analysts at Urbanation Inc. estimate that maintenance fees for condominiums average at $3.23 per square metre per month ($0.30 per square foot per month) for bachelor to one bedroom units, for four bedroom units the average was $4.23 per square metre or $0.39 per square foot. The fee was higher than the average for more centrally located units. Based on these estimates, Figure 13 and the Table 9 show average monthly fees for average unit sizes in the City of Toronto.

Figure 13

AVERAGE MAINTENANCE FEES
May 1988



Source: Urbanation Inc.

Table 9
Average Maintenance Fees
City of Toronto
May 1988

Unit Type	Average Unit Size (sq.m.)	(sq.ft.)	Average Maintenance Fee (Based on $0.30/sq.ft.)
Bachelor	44.7	481.5	144.45
One Bedroom	83.0	893.4	268.02
Two Bedroom	125.3	1,349.2	404.76
Three Bedroom	141.0	1,517.7	455.31
Four Bedroom	178.4	1,920.3	756.09

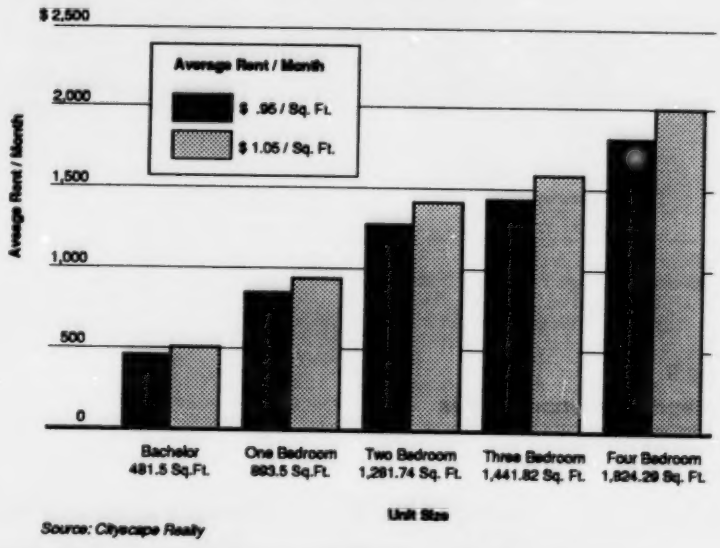
Source: Urbanation Inc. Unit Sizes from City of Toronto Planning and Development Department.

Rental Rates

Approximately one-third of the condominium stock in the City of Toronto is tenant-occupied. Rents vary widely throughout the City and are based on various factors such as unit size, location and amenities. Cityscape Realty Inc. (a firm specializing in condominiums) compiled data on rental rates for condominium units. They found that centrally-located units tend to rent for between $10.22 to $11.30 per sq.m. per month ($0.95 to $1.05 per sq.ft. per month). Rents would likely be lower for condominiums outside the Central Area. Based on these estimates centrally-located units could be expected to rent for within the ranges indicated by Figure 14.

Figure 14

AVERAGE RENT BY UNIT SIZE
Residential Condominiums Within the Central Area



Source: Cityscape Realty

Table 10
Average Rent by Bedroom Type,
City of Toronto, May 1988

Unit Type	Average Unit Size		Average Rent/Month	
	Sq.M.	Sq.Ft.	@$0.95/Sq.Ft.	@$1.05/Sq.Ft.
Bachelor	44.7	481.5	457.43	505.58
1 Bedroom	83.0	893.5	848.83	938.18
2 Bedroom	125.3	1,349.2	1,281.74	1,416.66
3 Bedroom	141.0	1,517.7	1,441.82	1,593.59
4 Bedroom	178.4	1,920.3	1,824.29	2,016.32

Source: Rental Rates provided by Cityscape Realty
Unit Size from 1987 Assessment File for 1988 Taxation Year

Units in non-condominium rental apartment buildings rented at considerably lower rates than condominium units (Table 11). However, condominium units tend to be somewhat larger and condominium projects generally offer a greater variety of facilities and services. It may also be added that the higher average rent for condominium units results from the inclusion of luxury units which command very high rents.

Table 11
Average Rent by Bedroom Type
for Highrise Apartment Buildings
City of Toronto, October, 1987

Unit Type	Average Rent/Month ($)
Bachelor	392.00
1 Bedroom	500.00
2 Bedroom	657.00
3 Bedroom	1,077.00

Source: CMHC Rental Market Survey; Toronto CMA October 1987

Stock of Commercial Condominiums

As of June 30, 1988 there were 620 commercial condominium "units" registered in the City of Toronto. The number of "units" in a commercial building is not necessarily synonymous with the number of suites. Developers break down commercial buildings into small areas, each of which is registered as a condominium unit, to permit greater flexibility. Because the units are registered in this manner, a buyer may purchase several "units" in order to accommodate his need for a larger office/retail area.

Many of the commercial condominium units are used for medical/dental offices. Commercial units are often found together with residential units of mixed-use structures. Registered commercial units tend to be located primarily in the Central Area (Appendix 1-C).

There are very few commercial condominium units proposed in the City of Toronto (about 40). Most of those proposed are in mixed-use buildings.

How does Toronto compare with the rest of the CMA?

Map 2 and Table 12 reflect the distribution of the estimated stock of condominium units (mostly residential) in the Toronto Census Metropolitan Area (CMA). From December 1984 to the end of 1987, close to 11,000 new residential units were completed. Of these, 7,083 (66%) were in Metro followed by York Region, 16% and Mississauga and Brampton, 15%. The City of Toronto recorded the largest number of completions, 3,746, followed by North York, 1,328, Scarborough, 1,097 and Mississauga, 943.

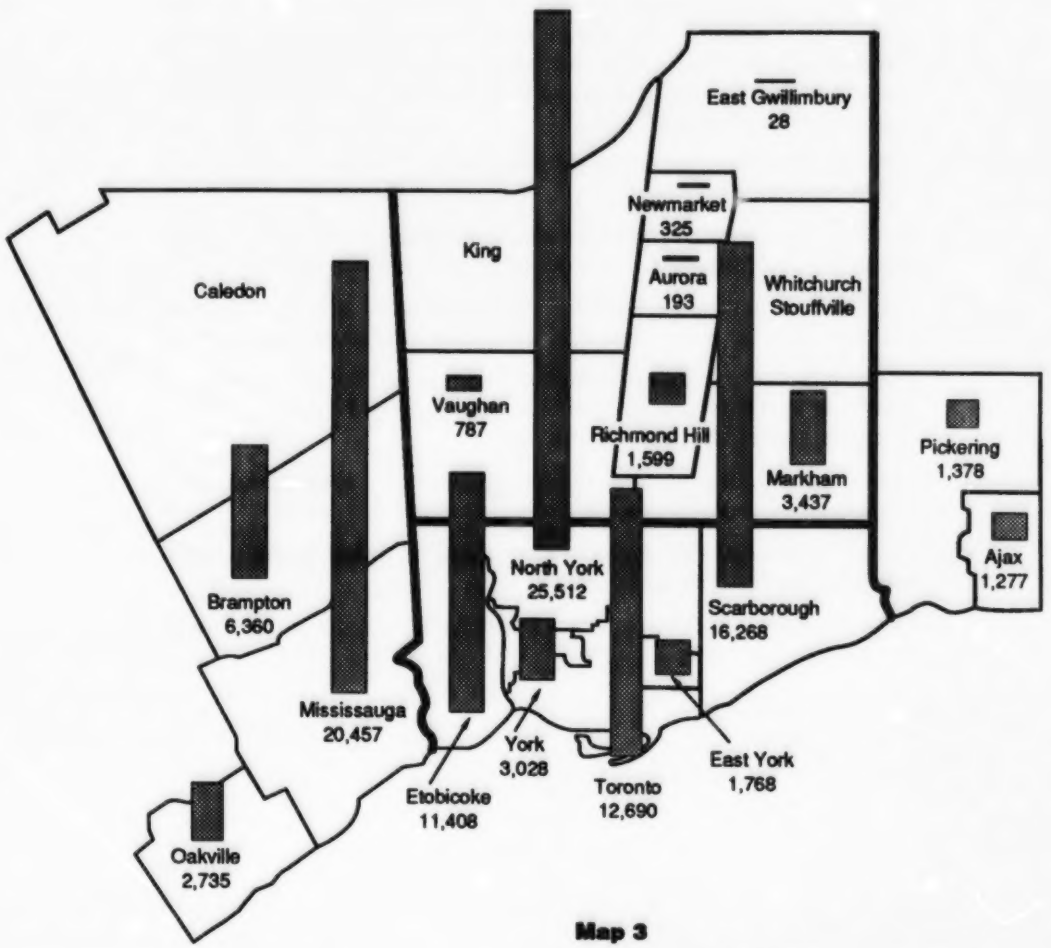
Of the total estimated stock of condominium units within the CMA at the end of December 1987, Metro Toronto accounted for 65% of the units, with the largest number located in North York (23%), followed by Scarborough (15%) and Toronto (12%). Outside Metro, Mississauga accounted for just under 19% of the CMA's total stock.

Table 12
Distribution of Condominium Units
CMA Toronto, 1987

Location	Dec. 1981	% Share of Units	Nov. 1984	% Share of Units	*Newly Completed Units Dec 84 - Dec 87	% Share of Units	*Estimated Dec. 87	% Share of Units
North York	21,632	24.3	24,184	24.5	1,328	12.4	25,512	23.4
Scarborough	14,728	16.5	15,171	15.4	1,097	10.3	16,268	14.9
Etobicoke	9,842	11.0	10,683	10.8	725	6.8	11,408	10.4
Toronto	7,333	8.2	8,944	9.1	3,746	35.1	12,690	11.6
York	2,548	2.9	2,841	2.9	187	1.8	3,028	2.8
East York	1,828	2.1	1,768	1.8	0	0.0	1,768	1.6
Sub Total	**57,911**	**65.0**	**63,591**	**64.5**	**7,083**	**66.4**	**70,674**	**64.7**
Markham	3,075	3.5	3,293	3.3	144	1.3	3,437	3.1
Richmond Hill	765	0.9	883	0.9	718	6.7	1,599	1.5
Newmarket	214	0.2	214	0.2	111	1.0	325	0.3
Aurora	190	0.2	193	0.2	0	0.0	193	0.2
Vaughan	122	0.1	124	0.1	666	6.2	787	0.7
East Gwillimbury		0.0		0.0	28	0.3	28	0.0
Sub Total	**4,366**	**4.9**	**4,707**	**4.8**	**1,662**	**15.5**	**6,369**	**5.8**
Mississauga	17,563	19.7	19,514	19.8	943	8.9	20,457	18.7
Brampton	5,424	6.1	5,685	5.8	675	6.3	6,360	5.8
Oakville	1,654	1.9	2,420	2.5	318	2.9	2,738	2.5
Sub Total	**24,641**	**27.7**	**27,619**	**28.0**	**1,936**	**18.1**	**29,555**	**27.1**
Pickering	1,207	1.4	1,378	1.4	0	0.0	1,378	1.3
Ajax	984	1.1	1,277	1.3	0	0.0	1,277	1.2
Sub Total	**2,191**	**2.5**	**2,655**	**2.7**	**0**	**0.0**	**2,655**	**2.4**
CMA Totals	**89,109**	**100**	**98,572**	**100**	**10,681**	**100**	**109,253**	**100**

* *Including units already registered or awaiting registration. The number of registered units would be less than the number indicated here because of the time lag between completion of buildings and condominium registration.*

Source: For stock of registered units as of November 1984: Ontario Ministry of Consumer & Commercial Relations.
For newly completed units: 'CMHC Local Housing Reports, 1984 - 1987' - Toronto Branch.



Map 3

Distribution of Condominium Units (Estimated) in the Toronto CMA (as of December 1987)

Acknowledgements

The Research and Information Section acknowledges the assistance provided by the following sources in the preparation of this report:

- Louis Pinto, a third year student of urban and regional planning at Ryerson Polytechnical Institute: who was employed as a summer student by the Planning and Development Department. His contribution to this report, in the form of collection or updating and computer processing of various data, is very much appreciated.
- Cityscape Realty Inc.: for providing information on average rental rates for condominiums.
- The TEELA Property Sales File: for actual sales figures for City of Toronto condominiums from 1974 to the middle of December 1987.
- The Ontario Ministry of Revenue 1987 Assessment File for the 1988 Taxation Year: for information on average unit and household size, etc.
- The staff of the Land Titles Division of Metropolitan Toronto Ministry of Consumer and Commercial Relations: who permitted the extraction of details of registered condominiums.
- Metropolitan Toronto Planning Department: for information regarding the condominium approval process.
- Ontario Ministry of Housing publication: entitled **Subdivision/Condominium Approval Process**, January 1980.
- Urbanation Inc.: for information on maintenance and operating costs of condominium buildings.

Appendix 1

Registered Condominiums

A. Residential Condominium Units by Year of Registration, June 30, 1988

B. Alphabetical Inventory of Registered Residential Condominiums in the City of Toronto by Municipal Address, June 30, 1988

C. Alphabetical Inventory of Registered Commercial Condominiums in the City of Toronto by Municipal Address, June 30, 1988

D. Alphabetical Inventory of Registered Converted Residential Condominiums in the City of Toronto by Municipal Address, June 30, 1988

E. Alphabetical Inventory of Registered Converted Commercial Condominiums in the City of Toronto by Municipal Address, June 30, 1988

Registered units are in projects which received approval and have subsequently been registered in the Land Registry Office by June 30. 1988.

Appendix 1.A

Residential Condominium Units
By Year of Registration
June 30, 1988

Year	Bachelor Units		One Bedroom Units		Two Bedroom Units		Three Bedroom Units		Four+ Bedroom Units		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
1969	0	0.0	12	40.0	2	6.7	4	13.3	12	40.0	30	100
1970	0	0.0	1	2.4	35	85.4	5	12.2	0	0.0	41	100
1971	0	0.0	23	7.7	135	45.5	138	46.5	1	0.3	297	100
1972	198	23.7	230	27.6	243	29.1	163	19.5	0	0.0	834	100
1973	0	0.0	0	0.0	184	52.4	165	47.0	2	0.6	351	100
1974	49	18.0	28	10.3	128	47.1	61	22.4	6	2.2	272	100
1975	84	71.8	0	0.0	1	0.9	32	27.4	0	0.0	117	100
1976	91	13.5	315	46.7	210	31.1	59	8.7	0	0.0	675	100
1977	0	0.0	0	0.0	235	62.0	134	35.4	10	2.6	379	100
1978	0	0.0	17	2.2	507	65.3	250	32.2	2	0.3	776	100
1979	5	2.3	39	17.6	115	51.8	63	28.4	0	0.0	222	100
1980	105	10.3	225	22.0	490	47.9	186	18.2	18	1.8	1,024	100
1981	0	0.0	148	11.2	981	74.3	192	14.5	0	0.0	1,321	100
1982	2	0.3	194	25.7	516	68.3	40	5.3	3	0.4	755	100
1983	132	8.0	630	38.4	753	45.9	96	5.9	30	1.8	1,641	100
1984	0	0.0	124	22.8	378	69.5	36	6.6	6	1.1	544	100
1985	88	7.1	374	30.0	723	58.0	61	4.9	1	0.1	1,247	100
1986	6	1.1	196	35.4	305	55.1	45	8.1	2	0.4	554	100
1987	254	12.9	1,137	57.9	533	27.1	26	1.3	15	0.8	1,965	100
1988	0	0.0	13	3.7	276	79.1	60	17.2	0	0.0	349	100
Totals:	**1,014**		**3,706**		**6,750**		**1,816**		**108**		**13,394**	

Appendix 1.B

Inventory of Registered Residential Condominiums
In the City of Toronto by Municipal Address
June 30, 1988

Address	Convenience Name	Condo Plan No	Registration Date	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four+ Bedroom	Total Units
28 Admiral Rd		131	14/03/74	0	0	0	8	2	10
40 Ainsworth Rd		703	29/04/86	0	1	3	0	0	4
363 Albany Av		764	04/02/88	0	0	14	1	0	15
67 Alvin Av		668	10/05/85	0	1	0	1	0	2
210 Avenue Rd		524	31/07/80	0	0	14	0	0	14
300 Avenue Rd		567	08/02/82	0	6	0	0	0	6
315 Avenue Rd	The Oaklands	542	04/02/81	0	3	41	15	0	59
423 Avenue Rd		263	10/06/76	0	0	14	0	0	14
616 Avenue Rd		488	22/08/79	0	0	19	9	0	28
166 Avenue Rd		692	30/12/85	4	3	32	1	0	40
525 Balliol St		169	16/10/74	0	0	0	13	4	17
150 Balmoral Av		9	18/12/69	0	12	2	4	12	30
16 Balmy Av		495	31/10/79	0	0	0	6	0	6
6 Bartlett Av	Bartlett Mews	665	11/03/85	0	0	13	0	0	13
41 Battenberg Av		396	22/06/78	0	0	0	9	0	9
50 Battenberg Av		396	22/06/78	0	0	0	26	0	26
1132 Bay St		633	09/02/84	0	0	25	0	0	25
1166 Bay St		555	17/07/81	0	21	82	0	0	103
633 Bay St		723	26/01/87	122	266	88	0	0	476
1055 Bay St	Polo Club I	734	28/04/87	84	210	42	0	0	336
1055 Bay St		747	21/08/87	0	10	20	0	0	30
1331 Bay St	The Gateway to Bloor	683	13/09/85	0	10	14	0	0	24
170 Bedford Rd		709	30/06/86	0	1	7	0	0	8
94 Beverley St		580	28/05/82	0	0	15	0	0	15
150 Beverley St	Cawartha House	718	29/09/86	1	17	9	2	0	29
76 Birch Av		283	28/10/76	0	0	1	6	0	7
278 Bloor St E	Rosedale Glen	614	08/08/83	0	23	126	31	0	180
360 Bloor St E		594	08/12/82	2	23	124	11	2	162
150 Bloor St W	Renaissance Plaza	626	02/12/83	0	102	21	2	2	127
2512 Bloor St W		254	06/04/76	0	2	12	0	0	14
2545 Bloor St W		571	25/02/82	0	0	31	0	0	31
275 Broadview Av		564	22/12/81	0	0	102	70	0	172

Inventory of Registered Residential Condominiums...

Address	Convenience Name	Condo Plan No	Registration Date	Bachelor	One-Bedroom	Two-Bedroom	Three-Bedroom	Four+-Bedroom	Total Units
240 Broadway Av		602	18/02/83	0	3	21	2	0	26
20 Budgell Terrace		462	27/02/79	0	0	0	15	0	15
10 Buller Av		384	27/04/78	0	0	10	4	0	14
45 Carlton St	The Lexington	565	24/12/81	0	34	287	22	0	343
77 Carlton St	Hampshire House	619	28/09/83	0	0	130	0	0	130
130 Carlton St	130 Carlton on the Park (Part of)	675	23/07/85	0	23	76	22	0	121
71 Charles St E	Paxton Place	601	11/02/83	0	0	97	4	0	101
1 Chestnut Pk	James Ryrie House	721	27/11/86	0	0	2	2	0	4
30 Church St	Gooderham Court	549	27/05/81	0	0	52	0	0	52
77 Church St	The Bentley	596	30/12/82	0	66	10	0	0	76
35 Church St (E. Tower)	Market Square (Part of)	597	12/01/83	7	80	32	0	0	119
35 Church St (W. Tower)	Market Square (Part of)	628	20/12/83	2	86	99	0	0	187
5 Clarendon Av		752	08/10/87	0	0	8	0	0	8
130 Clinton St		231	24/10/75	0	0	0	30	0	30
50 Coleman Av		287	22/11/76	0	0	0	22	0	22
66 Collier St		168	10/10/74	0	0	56	0	0	56
94 Crescent Rd		604	11/03/83	0	0	8	2	0	10
162 Crescent Rd		286	19/11/76	0	3	2	1	0	6
78 Crescent Rd		772	10/03/88	0	0	4	0	0	4
75 Crescent Rd.		720	26/11/86	0	2	11	0	0	13
145 Cumberland St		539	23/12/80	0	46	68	42	0	156
164 Cumberland St	Renaissance Court	616	09/09/83	0	16	16	0	0	32
34 Curzon St		621	06/10/83	0	8	6	1	0	15
1A Dale Av	The Somerset	66	16/02/72	4	2	26	2	0	34
18 Doncrest Rd		765	05/02/88	0	0	0	11	0	11
1000 Dundas St E		514	22/04/80	0	0	14	0	0	14
19 Dundonald St	Terrace Court	688	28/11/85	0	10	20	6	0	36
38 Earl St		780	08/06/88	0	1	12	0	0	13
27 Eaton Av		412	30/08/78	0	0	21	0	0	21
90 Edgewood Av		408	10/10/78	0	0	0	37	0	37
58 Elm Av		579	23/04/82	0	2	3	0	0	5
89 Elm Av		560	20/11/81	0	2	1	1	0	4
70 Erskine Av		425	04/10/78	0	1	13	19	0	33
250 Erskine Av		423	04/10/78	0	0	0	9	0	9

Inventory of Registered Residential Condominiums...

Address	Convenience Name	Condo Plan No	Registration Date	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four+ Bedroom	Total Units
150 Farnham Av		72	24/03/72	12	40	23	0	0	75
160 Frederick St	St. Lawrence-on-the-Park	630	06/02/84	0	0	63	0	0	63
71 Front St E	Market Galleria	731	18/03/87	7	21	26	0	0	54
390 George St	Jarvis Mews	558	06/10/81	0	18	15	0	0	33
135 George St S	The New Town of York	573	03/03/82	0	10	42	0	0	52
350 Gerrard St E		261	02/06/76	0	0	0	14	0	14
86 Gerrard St E	Place Gerrard	677	07/08/85	0	2	34	21	0	57
20 Glebe Rd W	Chaplin Place	642	21/06/84	0	3	19	0	0	22
30 Glen Elm Av		528	13/08/80	0	7	34	1	0	42
101 Glen Manor Dr		546	06/03/81	0	0	19	1	0	20
120 Glen Manor Dr		691	30/12/85	0	0	9	2	0	11
122 Glen Manor Dr		738	17/06/87	0	0	8	0	0	8
177 Glenrose Av		701	03/04/86	0	0	0	2	0	2
86 Gloucester St		427	16/10/78	0	2	105	0	0	107
33 Harbour Sq	Harbour Square	288	25/11/76	91	310	181	16	0	598
55 Harbour Sq	Harbourside	510	11/03/80	102	143	279	74	5	603
8 Hawthorn Av		629	11/01/84	0	1	12	0	0	13
2 Hawthorn Gdns		587	24/08/82	0	1	2	1	1	5
40 Hazelton Av		576	23/03/82	0	7	4	0	0	11
150 Heath St W		328	13/05/77	0	0	32	0	10	42
105 Heath St W		715	28/08/86	0	0	11	0	0	11
30 Holly St	Thirty Holly Street	744	12/08/87	0	0	97	0	0	97
40 Homewood Av		75	31/10/72	182	188	122	0	0	492
90 Isabella St		481	27/06/79	0	0	8	0	0	8
192 Jarvis St		615	02/09/83	0	1	48	0	0	49
256 Jarvis St	The Quarters	600	08/02/83	0	0	54	0	0	54
2 Keele St		525	05/08/80	0	0	17	0	0	17
68 Kendal Av		704	30/04/86	0	0	2	6	0	8
13 Kerr Rd	Cherrynook Gardens	556	22/07/81	0	0	0	32	0	32
465 King St E		389	08/06/78	0	0	10	0	0	10
701 King St W	The Mews	648	04/09/84	0	66	113	0	0	179
1250 King St W	King's Court	592	03/12/82	0	0	31	0	0	31
705 King St W	The Summit	674	28/06/85	84	163	57	0	0	304

Inventory of Registered Residential Condominiums...

Address	Convenience Name	Condo Plan No	Registration Date	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four+ Bedroom	Total Units
725 King St W		681	29/08/85	0	110	50	0	0	160
90 Kippendavie Av		334	22/06/77	0	0	13	0	0	13
350 Lonsdale Rd	Lonsdale House	158	25/07/74	0	0	44	40	0	84
18 Lower Village Gate		769	02/03/88	0	12	154	32	0	198
78 Lowther Ave		687	22/11/85	0	0	2	1	0	3
2 Lynwood Av	Two Lynwood	660	21/01/85	0	0	15	1	0	16
243 Macdonell Av		707	23/06/86	0	5	1	0	0	6
157 Madison Av		632	07/02/84	0	4	0	0	0	4
100 Madison Av		740	27/07/87	0	1	1	0	0	2
61 Main St		716	03/09/86	0	11	13	0	0	24
77 Maitland Pl	Celebrity Place	678	16/08/85	0	39	343	0	0	382
25 Maitland St		755	20/11/87	0	120	49	0	0	169
115 Manning Av		737	04/06/87	0	4	2	0	0	6
44 Maple Av		119	18/12/73	0	0	0	8	2	10
75 Markham St		730	09/03/87	2	14	0	0	0	16
75 McCaul St	Village-by-the Grange	607	06/05/83	123	303	86	30	28	570
101 McGill St		777	24/05/88	0	0	7	0	0	7
15 McMurrich St		562	18/12/81	0	3	91	9	0	103
70 Montclair Av		33	26/04/71	0	0	19	13	1	33
434 Ontario St		768	26/02/88	0	0	1	2	0	3
35 Ormskirk Av	Southport Complex (Part of)	59	30/11/71	0	0	72	125	0	197
83 Pape Av		480	27/06/79	0	0	3	18	0	21
142 Pears Av		508	15/02/80	0	0	14	6	12	32
17 Pembroke St		504	22/01/80	0	6	22	12	0	40
442 Perth Av		399	12/07/78	0	0	0	21	0	21
265 Poplar Plains Rd		422	03/10/78	0	0	4	4	0	8
55 Prince Arthur Av	The Address	717	09/09/86	0	0	61	5	0	66
95 Prince Arthur Av	Dunhill Club Condominium Site	757	26/11/87	33	150	23	0	0	206
50 Quebec Av	High Park Green (Part of)	323	14/04/77	0	0	145	59	0	204
100 Quebec Av	High Park Green (Part of)	435	17/11/78	0	14	262	76	0	352
1209 Queen St E		442	20/12/78	0	0	78	15	0	93
1666 Queen St E		355	19/09/77	0	0	0	34	0	34
211 Queens Quay W	Queen's Quay Residence	690	05/12/85	0	11	54	2	1	68

Inventory of Registered Residential Condominiums...

Address	Convenience Name	Condo Plan No	Registration Date	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four+ Bedroom	Total Units
250 Queens Quay W	Harbourpoint (Part of)	719	14/11/86	3	99	33	0	0	135
260 Queens Quay W	Harbourpoint (Part of)	725	15/02/87	3	161	54	0	0	218
270 Queens Quay W	Harbourpoint (Part of)	739	14/07/87	3	167	56	0	0	226
831 Richmond St W		338	12/07/77	0	0	0	10	0	10
141 Roehampton Av	The Radley	631	07/02/84	0	1	36	0	0	37
35 Rosedale Rd		627	16/12/83	0	1	2	1	0	4
70 Rosehill Av		646	13/08/84	0	0	21	36	6	63
40 Rosehill Av	Forty Rosehill	773	12/05/88	0	0	36	6	0	42
66 Roxborough St E		617	15/09/83	0	1	3	6	0	10
108 Sackville St		696	23/01/86	0	8	0	0	0	8
70 Shaftesbury Av		352	12/09/77	0	0	0	14	0	14
41 Shanly St		625	29/11/83	0	6	4	0	0	10
280 Sherbourne St		395	22/06/78	0	0	0	16	2	18
1 Sherbourne Street N		745	30/08/87	0	1	0	7	14	22
166 Sherwood Av		466	12/04/79	0	2	7	0	0	9
187 Sherwood Av		121	28/12/73	0	0	2	5	0	7
280 Simcoe St	One Park Lane (Part of)	559	18/11/81	0	30	100	0	0	130
45 Southport St	Southport Complex (Part of)	118	17/12/73	0	0	93	92	0	185
60 Southport St	Southport Complex (Part of)	87	03/08/72	0	0	72	161	0	233
65 Southport St	Southport Complex (Part of)	118	17/12/73	0	0	89	60	0	149
188 Spadina Av		713	21/08/86	0	0	32	26	0	58
517A Spadina Rd		196	24/03/75	0	0	0	1	0	1
517 Spadina Rd		196	24/03/75	0	0	0	1	0	1
342 Spadina Rd	The Churchill	711	18/08/86	0	0	21	0	0	21
41 Spruce St		468	27/04/79	0	0	4	7	0	11
49 St Clair Av W	The Westclair	778	25/05/88	0	0	48	8	0	56
61 St Clair Av W	Granite Place (Part of)	543	09/02/81	0	20	107	25	0	152
63 St Clair Av W	Granite Place (Part of)	472	22/05/79	5	37	74	8	0	124
195 St Clair Av W		421	03/10/78	0	0	4	3	0	7
349 St Clair Av W		310	14/02/77	0	0	33	7	0	40
235 St Clair Av W		20	04/09/70	0	1	35	5	0	41
190 St George St		40	28/07/71	0	23	44	0	0	67
212 St George St	Gibson Place	529	11/09/80	3	23	15	0	0	41
195 St Patrick St	One Park Lane (Part of)	569	12/02/82	0	21	67	0	0	88
211 St Patrick St	One Park Lane (Part of)	574	16/03/82	0	32	105	0	0	137
289 Sumach St		664	04/03/85	0	2	4	4	0	10

Inventory of Registered Residential Condominiums...

Address	Convenience Name	Condo Plan No	Registration Date	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four+ Bedroom	Total Units
95 Summerhill Av		608	27/05/83	0	0	0	17	0	17
39 Tecumseth St		653	17/12/84	0	10	16	0	0	26
11 Tranby Av		585	10/08/82	0	0	1	8	0	9
98 Trinity St		743	05/05/87	0	12	6	0	0	18
10 Walker Av	Rosegarden Mews	522	18/07/80	0	0	12	21	1	34
31 Walmer Rd		434	17/11/78	0	0	0	11	0	11
407 Walmer Rd		554	15/07/81	0	0	16	0	0	16
55 Wellesley St E	The Uxbridge	636	22/03/84	0	8	33	0	0	41
390 Wellesley St E		530	25/09/80	0	0	1	20	0	21
62 Wellesley St W	Queen's Park Place	561	20/11/81	0	17	68	17	0	102
26 Wellington St E	The Wellington	590	26/11/82	0	20	81	20	0	121
570 Wellington St W	Wellington Mews	649	25/09/84	0	12	15	0	0	27
574 Wellington St W		651	24/10/84	0	19	25	0	0	44
2 Withrow Av		359	17/10/77	0	0	12	10	0	22
123 Woodbine Av		210	04/06/75	84	0	1	0	0	85
155 Woodbine Av		527	07/08/80	0	0	0	10	0	10
900 Yonge St		698	10/02/86	0	1	46	2	2	51
920 Yonge St		163	24/09/74	49	28	28	0	0	105
1246 Yonge St		593	08/12/82	0	6	0	0	0	6
1177 Yonge St	The Ports of Summerhill	699	21/02/86	2	51	53	0	0	106
2900 Yonge St	Muir Park	735	08/05/87	0	0	53	19	1	73
	Total Units			**1,014**	**3,706**	**6,750**	**1,816**	**108**	**13,394**

Appendix 1.C

Inventory of Registered Commercial Condominiums in the City of Toronto by Municipal Address June 30, 1988

Address		Convenience Name	Condo Plan No	Registration Date	Commercial Units
66	Avenue Rd		754	16/11/87	2
315	Avenue Rd	The Oaklands	542	04/02/81	9
800	Bathurst St		553	14/07/81	31
110	Bloor St W	By the Village	578	14/04/82	150
130	Carlton St	130 Carlton on the Park	676	02/08/85	57
71	Charles St E	Paxton Place	601	11/02/83	2
30	Church St	Gooderham Court	549	28/05/81	6
77	Church St	The Bentley	596	30/12/82	4
86	Gerrard St E	Place Gerrard	677	07/08/85	1
20	Glebe Rd W	Chaplin Place	642	21/06/84	1
101	Glen Manor Dr		546	01/03/81	21
17	Isabella St		760	24/12/87	5
192	Jarvis St		615	02/09/83	6
256	Jarvis St	The Quarters	600	08/02/83	1
75	McCaul St	Village-by-the-Grange	607	06/05/83	2
740	Pape Av		147	04/06/74	2
600	Sherbourne St		194	10/03/75	315
235	St Clair Av W		20	04/09/70	5
				Total	**620**

Note: Number of units should not be equated with number of business suites.

Appendix 1.D

Inventory of Registered Converted Residential Condominiums in the City of Toronto by Municipal Address June 30, 1988

Address	Convenience Name	Condo Plan No	Registration Date	Bachelor	One-Bedroom	Two-Bedroom	Three-Bedroom	Four+-Bedroom	Total
67 Alvin Av		668	10/05/85	0	1	0	1	0	2
300 Avenue Rd		567	08/02/82	0	6	0	0	0	6
150 Balmoral Av		9	18/12/69	0	12	2	4	12	30
94 Beverley St		580	28/05/82	0	0	15	0	0	15
2512 Bloor St W		254	06/04/76	0	2	12	0	0	14
275 Broadview Av		564	22/12/81	0	0	102	70	0	172
77 Church St	The Bentley	596	30/12/82	0	66	10	0	0	76
5 Clarendon Av		752	08/10/87	0	0	8	0	0	8
94 Crescent Rd		604	11/03/83	0	0	8	2	0	10
162 Crescent Rd		286	19/11/76	0	3	2	1	0	6
75 Crescent Rd		720	26/11/86	0	2	11	0	0	13
78 Crescent Rd		772	10/03/88	0	0	4	0	0	4
1A Dale Av	The Somerset	66	16/02/72	4	2	26	2	0	34
38 Earl St		780	08/06/88	0	1	12	0	0	13
58 Elm Av		579	23/04/82	0	2	3	0	0	5
89 Elm Av		560	20/11/81	0	2	1	1	0	4
150 Farnham Av		72	24/03/72	12	40	23	0	0	75
177 Glenrose Av		701	03/04/86	0	0	0	2	0	2
33 Harbour Square	Harbour Square (Part of)	288	25/11/76	91	310	181	16	0	598
8 Hawthorn Av		629	11/01/83	0	1	12	0	0	13
2 Hawthorn Gdns		587	24/08/82	0	1	2	1	1	5
105 Heath St W		715	28/08/86	0	0	11	0	0	11
100 Madison Av		740	27/07/87	0	1	1	0	0	2
75 McCaul St	Village-by-the Grange	607	06/05/83	123	303	86	30	28	570
434 Ontario St		768	26/02/88	0	0	1	2	0	3

Inventory of Registered Converted Residential Condominiums...

Address	Convenience Name	Condo Plan No	Registration Date	Bachelor	One-Bedroom	Two-Bedroom	Three-Bedroom	Four+-Bedroom	Total
35 Rosedale Rd		627	26/12/83	0	1	2	1	0	4
66 Roxborough St E		617	15/09/83	0	1	3	6	0	10
1 Sherbourne St N		745	30/07/87	0	1	0	7	14	22
235 St Clair Av W		20	04/09/70	0	1	35	5	0	41
11 Tranby Av		585	10/08/82	0	0	1	8	0	9
Total Units				**230**	**759**	**574**	**159**	**55**	**1,777**

Appendix 1.E

Inventory of Registered Converted Commercial Condominiums
in the City of Toronto by Municipal Address
June 30, 1988

Address	Convinience Name	Condo Plan No	Registration Date	Commercial Units
77 Church St	The Bentley	596	30/12/82	4
75 McCaul St	Village-by-the Grange	607	06/05/83	2
740 Pape Av		147	04/06/74	2
235 St Clair Av W		20	04/09/70	5
TOTAL UNITS				**13**

Note: Number of units should not be equated with number of business suites.

Appendix 2

Proposed Condominiums

A. Alphabetical Inventory of Proposed Residential Condominiums in the City of Toronto by Muncipal Address, June 30, 1988

B. Alphabetical Inventory of Units Proposed to be Converted to Condominium in the City of Toronto by Municipal Address, June 30, 1988

C. Alphabetical Inventory of Proposed Commercial Condominium in the City of Toronto by Municipal Address, June 30, 1988

Note:

Stage Refers to stage in the development process:

Stage 1: Application for Council approval
Stage 2: Council approval received
Stage 3: Permit application made
Stage 4: Building permit issued
Stage 5: Work started but not completed
Stage 6: Ready for occupancy
Stage 7: Work completed

Condo Stage Refers to stage in the condominium application process:

Stage 1: Application received
Stage 2: Council approval received

... Application not being monitored by the Planning and Development Department.

Proposed units are in projects which have been formally applied for but have not received "final" approval although they may have "draft" approval.

Appendix 2.A

Inventory of Proposed Residential Condominiums In the City of Toronto by Municipal Address June 30, 1988

Address		Convenience Name	Year of 'CC' Application	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four+ Bedroom	Total Units	Stage	Condo Stage
270	Adelaide St W		1982	0	3	0	0	0	3	7	1
891	Adelaide St W		1987	0	6	36	14	0	56	4	1
901	Adelaide St W		1987	0	0	0	70	0	70	5	1
66	Amelia St		1984	0	1	3	0	0	4	7	2
110-134	Atlantic Av		1982	0	0	26	0	0	26	7	1
1352	Bathurst St		1986	0	0	0	10	0	10	7	2
717	Bay St	The Liberties (Part of)	1987	84	96	192	0	0	372	5	1
1001	Bay St	Bay 1001	1988	48	368	125	22	0	563	5	1
1033	Bay St		1987	137	194	49	0	0	380	7	2
1	Benvenuto Pl		1985	11	25	55	31	0	122	7	1
20	Brockton Av		1987	0	18	0	0	0	18	7	2
78	Chestnut Pk		1982	0	1	1	2	0	4	***	2
108	Chestnut St	Chestnut Park Residences	1988	57	38	48	0	0	143	5	1
30	College St		1988	12	174	14	0	0	200	5	1
300	Coxwell Av		1987	20	12	12	0	0	44	5	2
12	Dale Av		1982	0	2	1	0	0	3	7	2
36	Dale Av		1985	0	2	2	0	0	4	7	1
225	Davenport Rd	The Dakota	1986	0	68	33	0	0	101	5	2
295	Dufferin St		1985	0	39	123	38	0	200	7	2
133	Dunn Av		1982	0	5	3	1	0	9	7	2
70	Elmsthorpe Av		1987	0	0	14	1	0	15	6	2
120	Front St E		1986	0	1	40	0	0	41	5	2
44	Gerrard St E	The Liberties (Part of)	1987	32	80	60	0	0	172	5	1
117	Gerrard St E	T.O. Condominiums	1987	24	96	36	0	0	156	5	2
33	Jackes Av		1986	0	0	26	2	1	29	5	2
44	Jackes Av	Bretton Place	1986	192	297	93	47	0	629	7	1
250	Jarvis St		1987	0	9	46	0	0	55	6	2

Inventory of Proposed Residential Condominiums...

Address		Convenience Name	Year of 'CC' Application	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four+ Bedroom	Total Units	Stage	Condo Stage
105-141	Jefferson Av		1982	0	0	36	0	0	36	7	1
109-115	John St		1982	0	5	3	0	0	8	7	2
82	Lombard St	Lombard Court	1987	0	0	13	2	0	15	7	2
95	Lombard St		1987	0	0	29	0	0	29	5	2
115	Pembroke St		1982	1	2	4	0	0	7	5	2
388	Queen St E		1987	0	0	8	0	0	8	5	2
2261	Queen St E		1988	0	0	14	0	0	14	5	1
249	Queens Quay W		1986	0	21	33	8	0	62	6	2
401	Queens Quay W	Harbour Terrace	1986	0	20	53	0	0	73	5	1
460	Queens Quay W	King's Landing	1986	0	25	54	23	0	102	7	2
30	Rosedale Rd		1983	0	0	2	3	0	5	7	2
170	Roxborough St E		1983	0	4	0	0	0	4	5	2
171	Roxborough St E		1981	0	0	3	1	0	4	7	2
306	Sackville St		1988	0	0	8	0	0	8	5	1
65	Scadding Av	St. Lawrence on the Park	1986	1	87	159	2	0	249	7	2
73	Simcoe St	Symphony Place	1988	0	40	47	0	0	87	4	1
280	Spadina Av		1987	0	31	26	0	0	57	6	2
142	Spadina Rd		1984	0	0	10	2	0	12	7	2
49	St. Clair Av W		1987	0	0	56	8	0	64	2	2
100	The Queensway		1987	2	224	194	0	0	420	5	2
333	Walmer Av		1988	0	0	0	0	4	4	5	1
1700	Yonge St		1984	0	0	0	14	0	14	1	1
		Total Units		**621**	**1,994**	**1,790**	**301**	**5**	**4,711**		

Appendix 2.B

Inventory of Units Proposed to be Converted to Condominiums in the City of Toronto by Municipal Address June 30, 1988

Address		Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four+ Bedroom	Residential Units	Commercial Units	Converted Units
270	Adelaide St W	0	3	0	0	0	3	0	3
66	Amelia St	0	1	3	0	0	4	0	4
110-134	Atlantic Av	0	0	26	0	0	26	13	39
1	Benvenuto Pl	5	20	55	31	0	111	0	111
78	Chestnut Pk	0	1	1	2	0	4	0	4
12	Dale Av	0	2	1	0	0	3	0	3
36	Dale Av	0	2	2	0	0	4	0	4
133	Dunn Av	0	5	3	1	0	9	0	9
105-141	Jefferson Av	0	0	36	0	0	36	18	54
109-115	John St	0	5	3	0	0	8	2	10
115	Pembroke St	1	2	4	0	0	7	0	7
30	Rosedale Rd	0	0	2	3	0	5	0	5
170	Roxborough St E	0	4	0	0	0	4	0	4
171	Roxborough St E	0	0	3	1	0	4	0	4
142	Spadina Rd	0	0	10	2	0	12	0	12
306	Sackville St	0	0	8	0	0	8	0	8
333	Walmer Av	0	0	0	0	4	4	0	4
	Total Units	**6**	**45**	**157**	**40**	**4**	**252**	**33**	**285**

Note: Number of commercial units should not be equated with number of business suites.

Appendix 2.C

Inventory of Proposed Commercial Condominiums
in the City of Toronto by Municipal Address
June 30, 1988

Address		Convenience Name	Commercial Units	Year of "CC" Application	Stage	Condo Stage
110-134	Atlantic Av		13	1982	7	1
1033	Bay St		93	1987	7	1
160	Frederick St	St. Lawrence on the Park	51	1986	7	2
120	Front St E		17	1986	5	1
105-141	Jefferson Av		18	1982	7	1
109-115	John St		2	1982	6	1
82	Lombard St	Lombard Court	2	1987	7	2
388	Queen St E		4	1987	5	2
280	Spadina Av		13	1987	6	2
Total Units			**213**			

Note: Number of units should not be equated with number of business suites.

Appendix 3

Intended Condominiums

Alphabetical Inventory of Intended Residential Condominiums in the City of Toronto by Municipal Address, June 30, 1988

Note:

Stage Refers to stage in the development process:

Stage 1: Application for Council approval
Stage 2: Council approval received
Stage 3: Permit application made
Stage 4: Building permit issued
Stage 5: Work started but not completed
Stage 6: Ready for occupancy
Stage 7: Work completed

Intended units are units in projects for which Development Review or Rezoning applications have been received and applicant has indicated his/her intention to build a condominium units (at the pre-application stage of the process).

Appendix 3.A

Inventory of Intended Residential Condominiums in the City of Toronto by Municipal Address June 30, 1988

Address	Convenience Name	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four+ Bedroom	Total Units	Stage
46 Avenue Rd		0	0	135	0	0	135	2
87 Avenue Rd		0	30	48	2	0	80	5
121 Avenue Rd		0	5	10	1	0	16	2
24 Bathurst St		0	0	0	18	0	18	1
10 Bay St	Waterpark Place	34	128	252	46	0	460	2
11 Bay St	World Trade Center	32	434	234	0	0	700	2
655 Bay St		44	220	44	0	0	308	4
748 Bay St		24	168	48	0	0	240	1
770 Bay St		28	108	162	0	0	298	1
1099 Bay St		98	67	22	0	0	187	2
2 Blackthorn Av		0	0	0	22	0	22	7
185 Bleecker St		0	0	144	0	0	144	2
2 Bloor St E		0	103	103	0	0	206	1
300 Bloor St E		0	140	120	0	0	260	1
400 Bloor St E	Blooreast	19	28	27	1	0	75	2
280 Bloor St W		0	36	38	0	0	74	5
18 Cambridge Av		0	0	0	13	0	13	2
21 Carlton St		0	0	73	14	0	87	2
80 Charles St E		30	87	14	1	0	132	1
452 College St	The Chanel Club	12	63	14	0	0	89	5
532 College St		0	0	8	0	0	8	4
2359 Danforth Av		0	12	48	0	0	60	1
9 Davenport Rd		0	5	10	5	0	20	2
45 Davenport Rd		0	98	0	0	0	98	5
273 Dundas St W		0	0	0	0	3	3	5
123 D'Arcy St		10	6	0	0	0	16	1
394 Eglinton Av W		0	4	0	0	0	4	1
653 Eglinton Av W		0	3	21	0	0	24	1
77 Front St E		10	40	10	0	0	60	1

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Inventory of Intended Residential Condominiums...

Address		Convenience Name	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four+ Bedroom	Total Units	Stage
320	George St		16	44	21	0	0	81	1
50	Gerrard St E		0	33	41	8	0	82	2
1953	Gerrard St E		0	4	20	0	0	24	1
77	Harbour Sq	Number One York Quay	195	324	278	15	0	812	5
70	Homewood Av		15	342	53	0	0	410	5
240	Jarvis St		0	9	46	0	0	55	5
275	Jarvis St		10	39	118	46	0	213	1
300	Jarvis st		0	88	36	0	0	124	2
70	King St E		0	120	92	0	0	212	2
101	King St E		0	0	25	0	0	25	2
833	King St W		0	32	20	0	0	52	1
490	Kingston Rd		0	6	3	0	0	9	1
520	Kingston Rd		4	74	12	0	0	90	1
97	Lawton Blvd		0	14	16	0	0	30	2
20	Lombard St		0	153	102	0	0	255	2
69	Lombard St		0	2	12	1	0	15	1
77	Lombard St		0	44	0	0	0	44	1
12	Macpherson Av		0	0	5	1	0	6	2
225	Merton St		0	230	0	0	0	230	1
30	Mutual St		0	0	250	0	0	250	2
81	Mutual St		0	47	0	0	0	47	2
21	Princess St		138	55	150	0	0	343	4
1167	Queen St E		0	0	0	12	0	12	1
2108	Queen St E		0	19	15	4	0	38	1
2359	Queen St E		0	0	8	0	0	8	5
262	Queen St W		4	0	8	0	0	12	1
385	Queens Quay W		0	186	9	0	0	195	1
441	Queens Quay W	King's Landing	0	74	46	0	0	120	1
650	Queens Quay W	Harbours on the Park	0	232	0	0	0	232	4
39	Roehampton Av	La Piazza	0	0	27	0	0	27	4
152	Roehampton Av		0	0	1	14	0	15	1

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Inventory of Intended Residential Condominiums...

Address		Convenience Name	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four+ Bedroom	Total Units	Stage
405	Sherbourne St		0	44	44	0	0	88	2
75	Shuter St		0	0	168	0	0	168	2
11	South Kingsway		0	35	94	3	0	132	2
564	Spadina Cr		1	11	0	0	0	12	5
10-30-50	Stadium Rd	Quay West	3	681	123	0	0	807	1
11	Stadium Road	Harbours on the Park	16	275	0	0	0	291	4
5	St. Joseph St		24	89	26	0	0	139	1
1	St. Thomas St		0	0	0	0	29	29	1
25	The Esplanade	The Esplanade	280	232	59	0	0	571	5
33	University Av	Empire Plaza	1	98	120	6	0	225	2
225	Wellesley St E		0	0	62	93	0	155	1
253	Wellesley St E		2	4	9	0	0	15	2
24	Wellesley St W	Century Plaza	6	263	83	0	0	352	5
11	Woodlawn Av		0	0	6	0	0	6	2
	Total Units		**1,056**	**5,688**	**3,793**	**326**	**32**	**10,895**	

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